

MCALLEN DEVELOPMENT CORPORATION, INC.
JULY 20, 2015

The McAllen Development Corporation convened in a regular meeting on Monday, **July 20, 2015** at 5:00 p.m. at McAllen City Hall, City Commission room, 3rd floor with the following present:

	Veronica V. Whitacre	President
	Guillermo Aguirre	Director
	Kevin Picou	Director
	Gregory Kazen	Director
	Robert P. Garcia	Director
Absent:	Jose G. Gonzalez	Director
	Mario Reyna	Director
Staff:	Michelle Leftwich	Assistant City Manager
	Joe Vera	Assistant City Manager
	Carla Rodriguez	Director of Grants
	Victor Flores	Assistant City Attorney
	Virginia Singleterry	Administrative Assistant
Also Present:	Abel Morales	Affordable Homes of South Texas, Inc.
	James Martinez	Boys & Girls Club of McAllen, Inc.
	Grace Lawson	COPC/El Milagro Clinic
	Cesar Rodriguez	Project Imagine Tomorrow
	Sara Saldana	LiftFund, Inc.
	Rebecca Olaguibel	City of McAllen Retail & Business Dev.
	Carlos Margo	South Texas College
	Priscilla D. Alvarez	VIDA

CALL TO ORDER

Mr. Victor Flores, Assistant City Attorney, administered the Oath of Office to new Board member, Robert P. Garcia.

1. APPROVAL OF MINUTES FOR SPECIAL MEETING HELD FEBRUARY 24, 2015, AND REGULAR MEETING HELD APRIL 6, 2015.

Mr. Greg Kazen moved to approve the minutes for the Special Meeting held February 24, 2015 and Regular Meeting held April 6, 2015. Mr. Kevin Picou seconded the motion. The motion carried unanimously by those present.

2. RECEIVE AND FILE FINANCIAL REPORT FOR EIGHT MONTHS ENDING MAY 31, 2015.

Staff recommended that said item be tabled due to the absence of Susan Lozano, Finance Director.

Mr. Guillermo Aguirre moved to table said item. Mr. Kevin Picou seconded the motion. The motion carried unanimously by those present.

3. REVIEW OF QUARTERLY INVESTMENT REPORT FOR QUARTER ENDING MARCH 31, 2015.

Staff recommended that said item be tabled due to the absence of Susan Lozano, Finance Director.

Mr. Guillermo Aguirre moved to table said item. Mr. Robert Garcia seconded the motion. The motion carried unanimously by those present.

4. PRESENTATION OF 2015-2016 BUDGET REQUESTS FROM OUTSIDE AGENCIES:

AFFORDABLE HOMES OF SOUTH TEXAS, INC.:

Grant Writer, Mr. Abel Morales, addressed the Board. Mr. Morales gave a brief report on the program noting it provides affordable homes to low-income working families. Additionally, he reported that the funding being requested is for new construction, home rehabilitation, down payment assistance, and salaries/benefits for program staff activities. He states that their request for funding was in the amount of \$700,000.00 and discussed the breakdown as follows:

- (1) \$100,000 Down Payment Assistance
- (2) \$250,000 Rehabilitation & Repair Program
- (3) \$260,000 New Construction
- (4) \$ 90,000 Wages & Fringe Benefits

BOYS & GIRLS CLUB OF MCALLEN, INC.:

Executive Director, Mr. James Martinez addressed the Board and gave a brief synopsis of the After School Enrichment Program which is run by the Boys & Girls Club through their partnership with McAllen ISD. It was noted that services will be provided at Seguin Elementary, Brown, Lincoln and Travis Middle School with a total of about 480 kids. It was noted that program requirements were met at both centers and have already starting recruiting at the elementary schools for next year. He added that letters of support and positive feedback have been received. He stated that their request for funding was in the amount of \$278,122.00.

COPC/EL MILAGRO CLINIC:

Executive Director, Ms. Grace Lawson addressed the Board briefly stating that the clinic is located at 901 E. Vermont and provides comprehensive primary health care services care to individuals that are 200% below poverty level. Ms. Lawson presented a breakdown of the different types of services offered by the clinic. She added that affordable health care to patients that are either uninsured or underinsured is provided. It was indicated that the clinic sees about 15,000 patients a year which translates to 4,500 unduplicated patients. She stated that their request for funding was in the amount of \$195,000.00 and discussed the breakdown as follows:

- \$175,000 Two FTE practice practitioners
- \$ 20,000 One FTE Administration support/compliance clerk

MCALLEN HEALTH & CODE ENFORCEMENT (PROJECT IMAGINE TOMORROW):

Code Enforcement Analyst, Mr. Cesar Rodriguez addressed the Board and reviewed the Project Imagine Tomorrow created by the City's Health & Code Enforcement department in the Fall of 2013. He stated that the project offers incentives to property owners to either repair or demolish their substandard residential structures due to many reasons. Mr. Rodriguez explained to the board that roll-off services for demolition or repairs of substandard structures is paid by the city while the customer pays for the labor cost of the demolition or repair. He proceeded to give the board a lengthy explanation of how the program works. He also noted that the Project has a partnership with Affordable Homes of South Texas, Inc. as well as Keep McAllen Beautiful. He stated that their request for funding was in the amount of \$250,000.00 and discussed the breakdown as follows:

- \$65,000 Roll-off services
- \$ 5,000 Promotional items
- \$40,000 50% Contractor reimbursements (5 contracts)
- \$25,000 Tax Incentives
- \$70,000 Contract commitments for 14 single family residential structures
- \$45,000 Contract commitments for 6 duplex-fourplex residential structures

LIFTFUND, INC.:

Vice President for South Texas Region, Sara Saldana addressed the Board accompanied by Marlene Rodriguez, McAllen Loan Officer. It was stated that the purpose of Liftfund, Inc. was to provide credit and services to small business owners who cannot obtain loans from commercial sources. It was noted that said loans are available at a lower interest rate. It was added for public consumption that LiftFund (formerly Accion Texas) has been in the valley since 1998 having provided \$4.8M in loans, 306 entrepreneurs. She stated that their request for funding was in the amount of \$290,000.00.

CITY OF MCALLEN RETAIL & BUSINESS DEVELOPMENT:

Director of Retail & Business Development, Rebecca Olaguibel reported that her main goal was to promote McAllen as a retail shopping area by facilitating retail growth and making McAllen the premier shopping destination of South Texas. She noted that the City attends the ICSC conferences which promotes retail recruitment on a national and state primary level. Ms. Olaguibel discussed the details of the breakdown of the proposed funding request. She stated that their request for funding was in the amount of \$169,000.00.

SOUTH TEXAS COLLEGE:

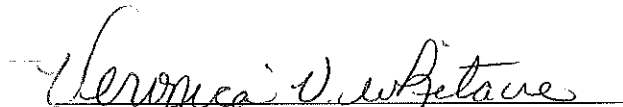
Associate Dean for Industry Training, Mr. Carlos Margo addressed the Board and reported on the NAAMREI program administered through South Texas College located at the STC Technology Campus. He noted that the program targets the manufacturing field and provides training for highly skilled advanced manufacturing workforce. It was added that their goal is to increase the total number of high skill, high wage manufacturing jobs in the South Texas area as well as become a world leader in Advanced and Rapid Response Manufacturing. He reported that the funds obtained from the city help the program. He stated that they work with all the colleges in the area as well as Region One. He reported that they work to create job expansion and job retention. He stated that their request for funding was in the amount of \$500,000.00.

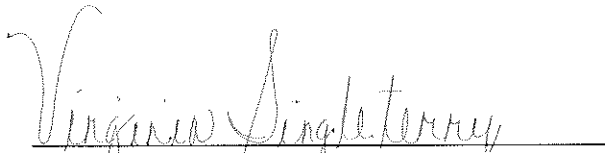
VIDA:

Director of Educational and Corporate Relations, Ms. Priscilla Alvarez addressed the Board and announced to the Board that some students enrolled in the VIDA program were present at the meeting. She added that their presence was an opportunity for them to understand the process of the funding VIDA received. She gave a brief history of VIDA for the new board members. It was mentioned the participants receive training for various occupations such as Allied Health, Information Technology, Business, Education, Social Services, and Specialized Trades. She stated that their request for funding was in the amount of \$902,000.00.

ADJOURNMENT

There being no other business to come before the board, the meeting was unanimously adjourned at 6:35 pm.


Veronica Whitacre, President


Virginia Singleterry, Board Secretary